



ESTES PARK
COLORADO

Community Development Department
Building Division
170 MacGregor Avenue, Room 230
Estes Park, CO
(970) 577-3722

Getting Back Into Your Home or Business

Q Do I need an inspection before I re-occupy my structure?

A Town of Estes Park damage assessment teams are determining the conditions of homes and other structures damaged by the flood. These assessments will continue over time as areas become more accessible. The Town damage assessments are more involved than initial field work conducted by FEMA and the Red Cross. For more information on damage assessments, see the Building Division handout on Placard Postings.

You are encouraged to report damage to your property as this will aid the Assessment Teams in their work. You can also request a damage assessment inspection if you have not yet had one or if you require a more detailed inspection. There is no fee for a damage assessment inspection. To request an inspection and/or report damage to your property, contact the Building Division at (970) 577-3722.

Q What do I do if a placard was posted on my home?

A The Town of Estes Park Building Division is inspecting buildings affected by the recent floods and placing green, yellow or red placards on these buildings to let residents know about the conditions of their buildings. All placards must remain in place until the Building Division announces they can be removed. Below is a summary of what those postings mean. A more detailed explanation is contained in the Building Division's "Placard Postings" handout.

- **Green**: No apparent structural hazards were observed—you are not restricted from entering and reoccupying your building, however, you should check to make sure there are no road, sewer, electrical or gasoline issues that prevent you from reoccupying the structure.

Inspectors typically only check the exterior of the building during an initial assessment. Some hazardous conditions may still exist if flood waters reached electrical outlets, furnaces and water heaters. If you have evidence that damage to your building is significant, please call the Building Division at (970) 577-3722.

- **Yellow**: There are restrictions. The property is damaged; entry limitations should be specified on each placard. Based on the information contained on the placard, for structural issues you may need to hire a registered architect or structural engineer to file plans with the Building Division and hire a contractor to make the necessary repairs.
- Nonstructural damage can lead to the posting of a yellow placard, including but not limited to a compromised electrical system, the loss of basic sanitary facilities due to

broken water or sewer pipes, or life-safety systems, including fire alarms, sprinklers, standpipes and carbon monoxide and smoke detectors. Other situations can involve localized structural damage that can make a portion of a building unsafe while other areas remain usable.

- If your building was tagged with a yellow placard because the basement or lower level of the structure is flooded, you can pump out the water if no structural conditions are indicated on the placard and an electrician confirms the electrical power supply to your building has been turned off.
- **Red:** The building is unsafe. The property is seriously damaged and is unsafe to enter or occupy. A red placard is not an order to demolish. You should hire a registered architect or structural engineer to file plans with the Building Division and hire a contractor to make the necessary repairs.

If your building has not been tagged with a placard, this means your building has not been inspected or it was inspected and the Building Division did not find any apparent structural hazards to the buildings in your area. In cases where no apparent structural hazards were observed in specific areas, one green placard may be posted in a prominent location in that area. If you have evidence that damage to your building is significant, please call the Building Division at (970) 577-3722 to request an inspection.

Start Making Repairs

Q Can I start repairs on my building immediately?

A Properties in which water did not reach electrical outlets or wiring may remove all damaged wall construction materials including flooring, allow the walls to completely dry and replace the wall and floor coverings with similar construction to bring your home back to pre-flood conditions. No permits are required for these types of repairs.

Interior wall materials must be allowed to completely dry out before any reconstruction should begin. This will prevent the presence of mold growth.

Remember to replace all smoke and carbon monoxide detectors that were damaged or removed due to the flood and/or clean-up process. Call the Building Division if you are unsure where smoke and carbon monoxide detectors should be placed in your home: (970) 577-3722.

If your building was tagged with a red placard (and in some cases a yellow tag) you need to take the following steps to repair your building and make it safe to re-occupy:

1. Hire a licensed professional (registered architect or professional engineer, licensed plumber or electrician) to perform an assessment of your building and develop a remediation plan based on their findings; and
2. Hire a licensed contractor to make the necessary repairs; and
3. File a building permit application with and obtain permits from the Town of Estes Park Building Division and or State Electrical Board.

Emergency Repairs

Q Can I make emergency repairs?

A When immediate action is needed to undertake work that will protect public health, safety, welfare and the environment, you may obtain an emergency repair permit. In certain cases, the Town of Estes Park Building Official may verbally approve an emergency repair permit prior to a permit application being submitted. See information on emergency repair permits.

Q How do I find out if my electrical system has been damaged?

A As a general rule, for properties where water has reached the electrical outlets and the wiring (generally 12" or more above the floor level), call the State Electrical Inspector (the Town does not issue electrical permits or inspect electrical work) at (970) 586-4464, extension 3309 to consult on electrical repairs, and the Building Division at (970) 577-3722 to consult on walls and mechanical systems (furnaces, water heaters, etc.).